

Waller Creek Project Update

May 10, 2016



Agenda

- Background
- Project Overview
- Scope/Status/Issues
- Recommendations and Path Forward
- Discussion

Background

- The Waller Creek Project is a complex effort from both the financial and project delivery perspectives.
- Work is progressing satisfactorily toward completion, although numerous challenges have been encountered.
- Council action is sought on seven related items with a combined financial impact of \$7.0M. Staff is also seeking an additional \$0.5M for contingencies. Approval is necessary to ensure the momentum of the project can be maintained and the financial benefits of the project realized.
- City expects to significantly recover the additional funding requested at the completion of the project.

Project Overview – Tunnel Scope

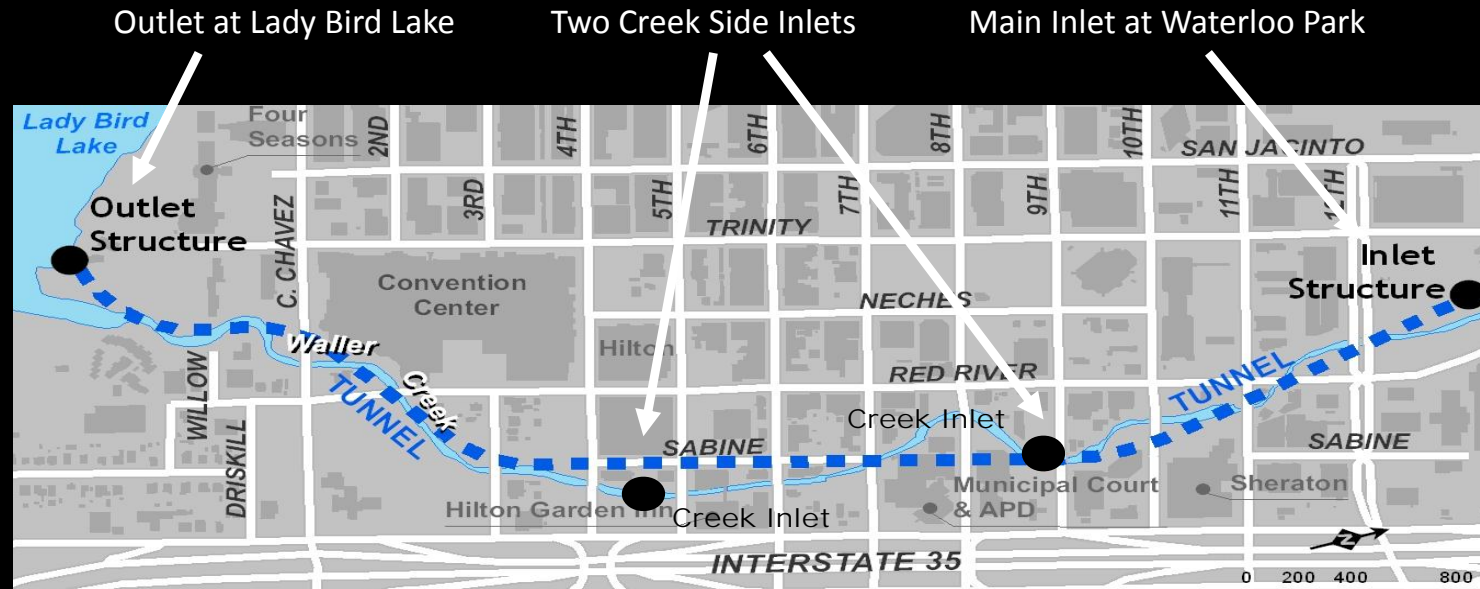
Tunnel Dimensions

- Approximately 5,600 feet in length
- Average diameter of 24 feet
- 60-70 feet underground

Surface Amenities

- Waterloo Park Restoration
- New Boathouse w/ public restrooms
- New Bridge on Lady Bird Lake

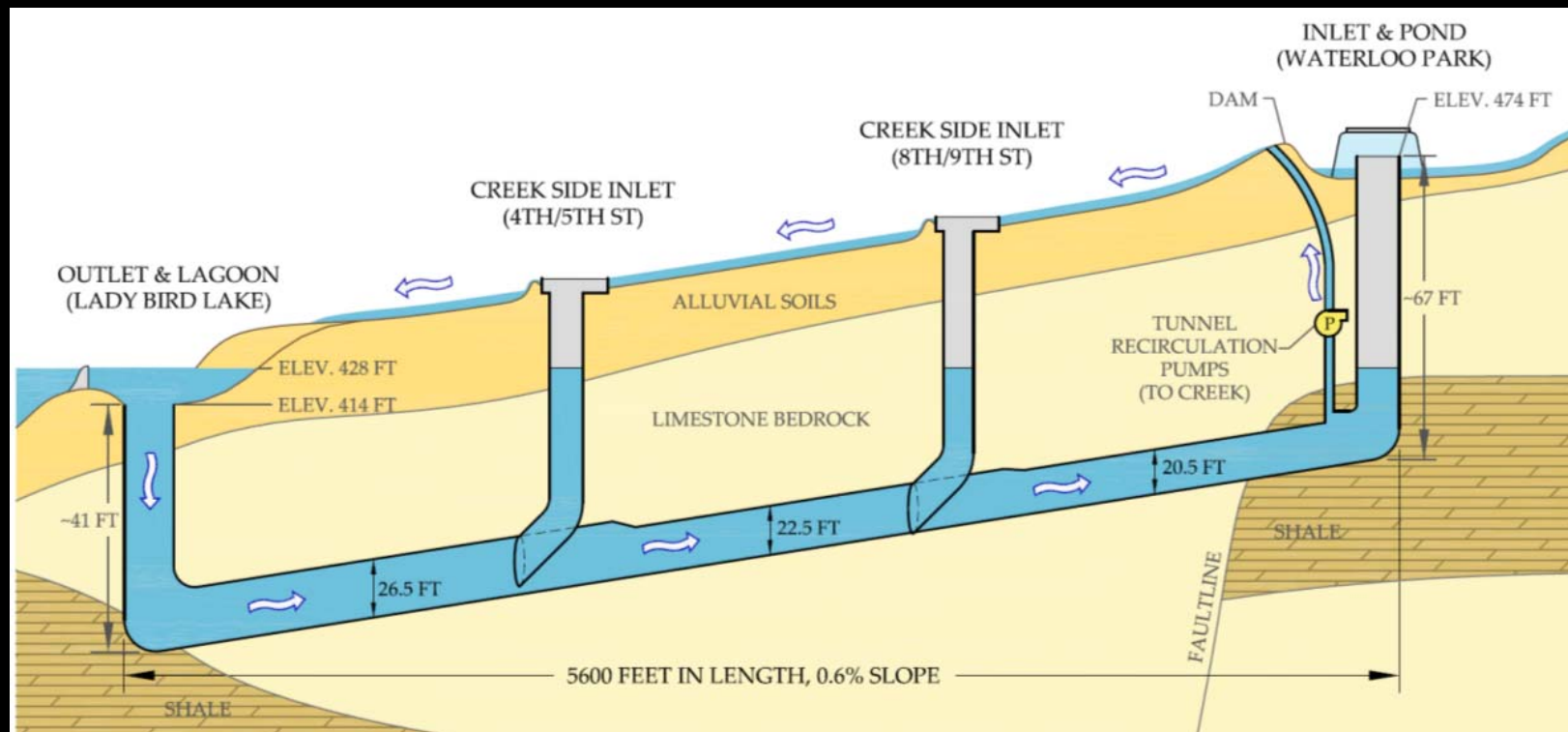
Above Ground Tunnel Structures



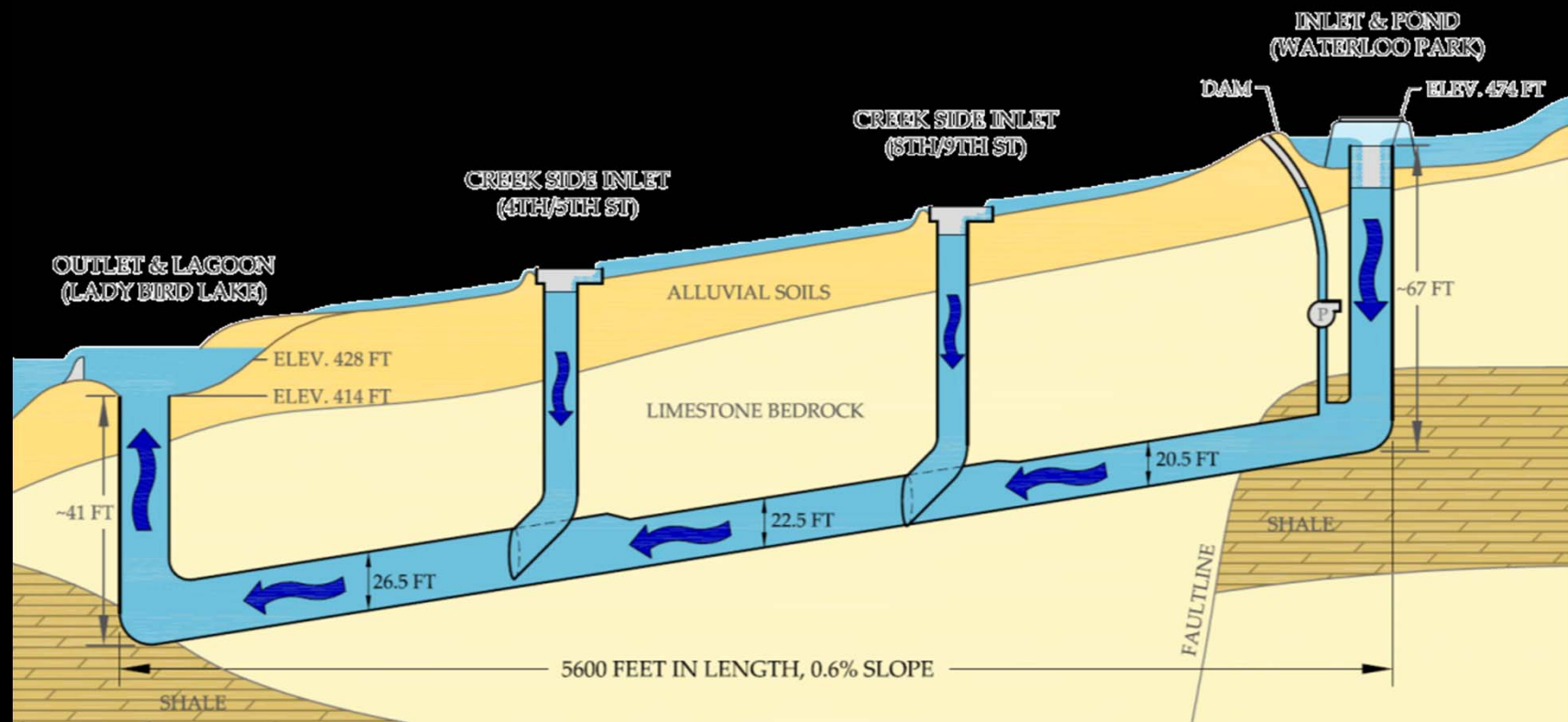
Project Overview - Benefits

- Reduced flood threat to public safety
- Reduction of the 100-year floodplain
 - Over 1,000,000 square feet of land reclaimed
 - 42 commercial and residential structures protected
 - 12 roadways protected
- Improved Riparian Corridor
 - Less severe stream erosion and degradation
 - Less trash and debris
 - Reliable baseflow
- Protects existing and future improvements along the creek (restored streambanks, hike/bike trails)

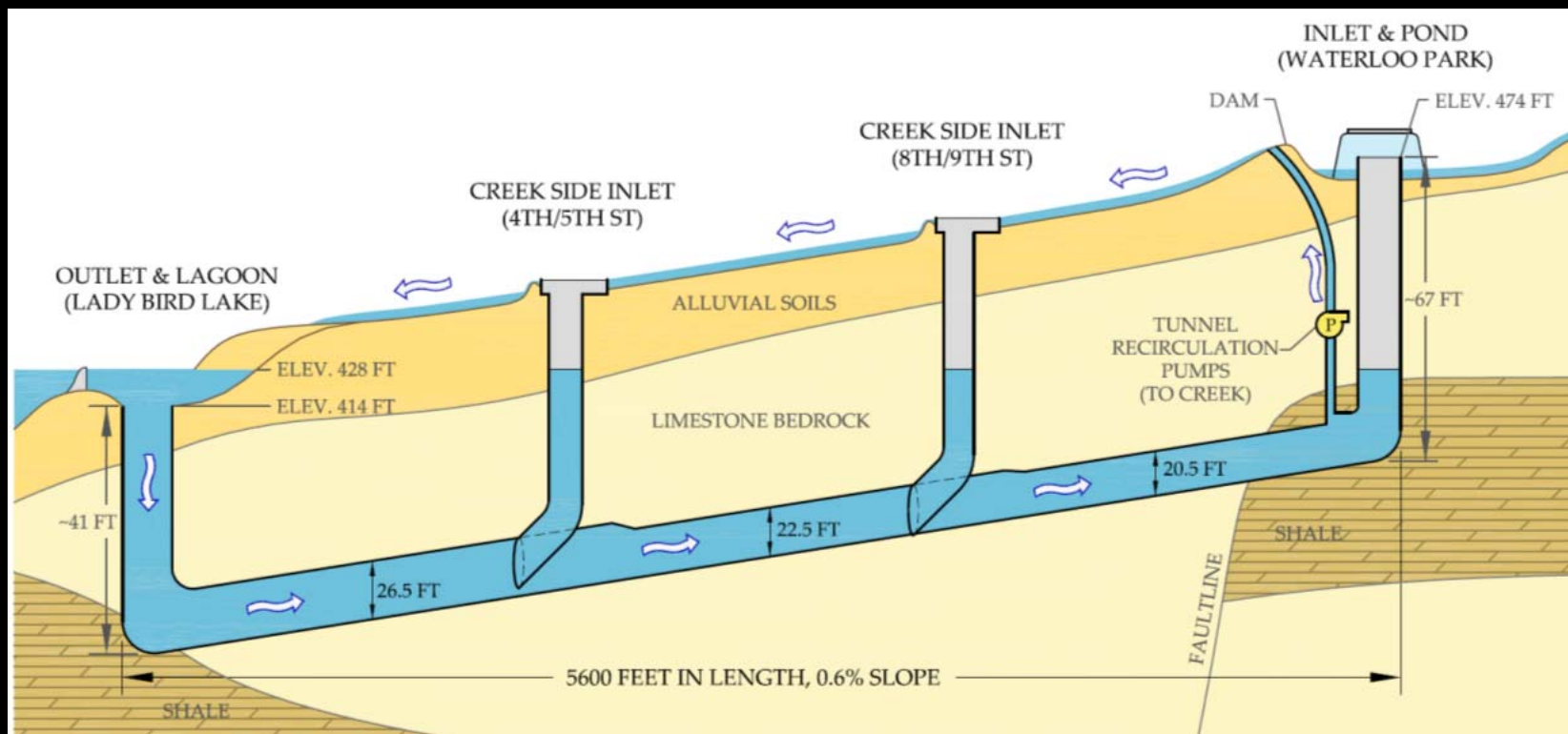
Tunnel Operation – Dry Weather



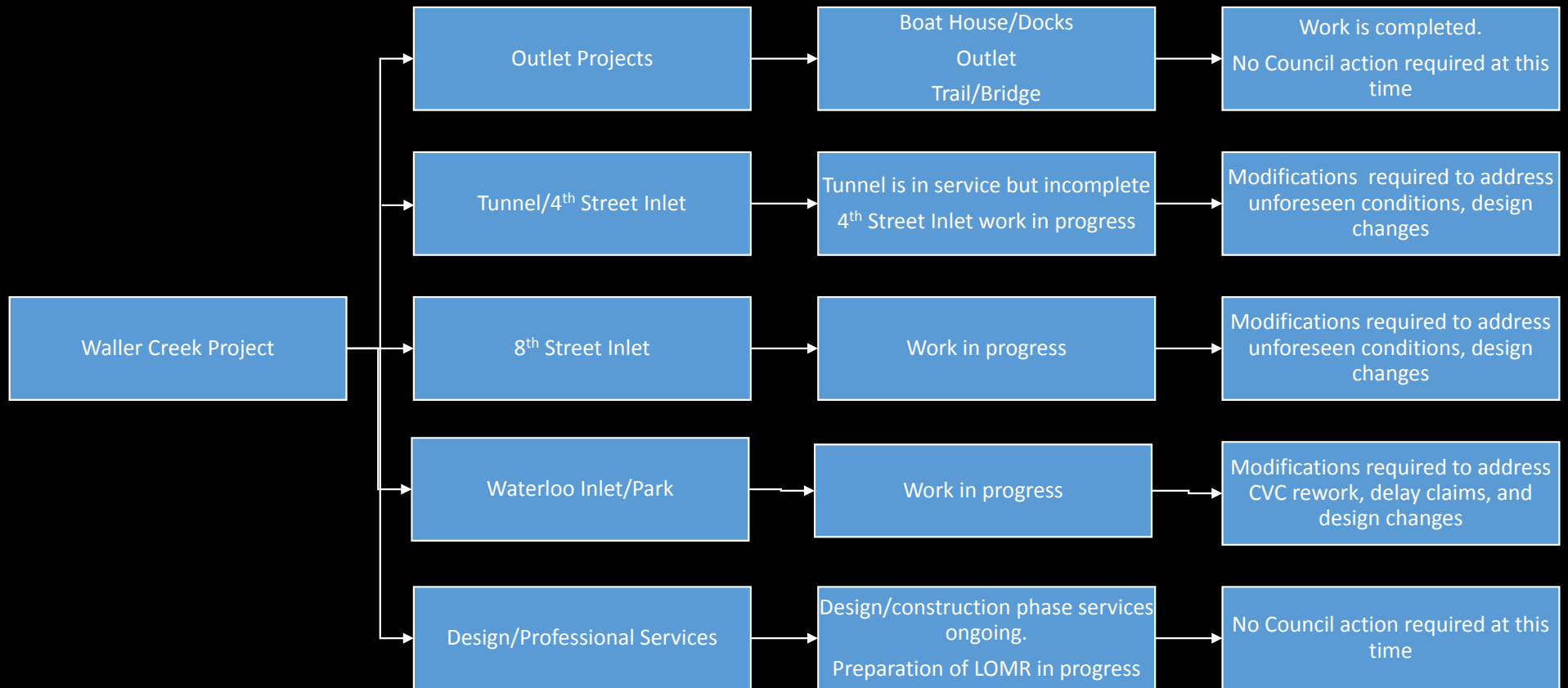
Tunnel Operation – During a Storm



Tunnel Operation – After a Storm



Project Overview - Contractual



Outlet Projects

- Hike & Bike Trail Rerouting/Bridge
 - Work is 100% completed.
 - No residual claims.
- Boathouse/Docks
 - Work is 100% completed.
 - No residual claims.
- Tunnel Outlet
 - Work is 100% completed.
 - Negotiating on settlement of final claims.
 - Goal is to settle within the existing authorization.
 - No Council action required at this time.

Tunnel/4th Street Inlet

- Tunnel

- In service and pending warranty repairs.
- Warranty repairs do not adversely impact hydraulic performance, but if not corrected may address durability and service life.
- Contractor (SJ Louis) has claims for delays during construction.
- City has warranty claims and assertions for liquidated damages.
- City is having a 3rd party engineer review the construction to determine construction correction model.

Tunnel/4th Street Inlet

- 4th Street
 - Work is in progress with anticipated completion of Oct-Dec 2016.
 - Contract changes will be required to address design omissions in the amount of \$500K.
 - Contractor (SJ Louis) has claims against the City for delay and forced removal of defective concrete. City has assertions for liquidated damages.
 - City is working with KBR/Espey (the design JV) to address non-value added costs related to design.

8th Street Inlet

- Work is in progress with anticipated completion of Spring 2017.
- Project delays due to redesign requirements, rebid due to cost constraints, and other conflicts.
- Contract changes estimated at \$1.76M (Oscar Renda).
- City is working with the design JV to address non-value added costs related to design.

Waterloo Inlet and Park Improvements

- Inlet

- Work is in progress with anticipated completion date of December 2016.
- Substantial delays and additional costs due to Capitol View Corridor (CVC) encroachment and other design concerns.
- Council action required to increase contract amount and budget.
- Proposed change order with Oscar Renda for CVC delay consistent with the contract.
- Resolution of the Contractor's delay and reconstruction costs are necessary to negotiate City claims with the design JV.

Waterloo Inlet and Park Improvements

- Park Improvements/Interface with Waller Creek Conservancy (WCC)
 - Designs coordinated for eastern and southeastern edges of the project.
 - Remainder of site to be turned over to Parks and Recreation Department (PARD)/WCC on “as-is” basis.
 - Working through remaining issues of inlet façade and shade cover.
 - Existing site development permits may be transferred to PARD/WCC.

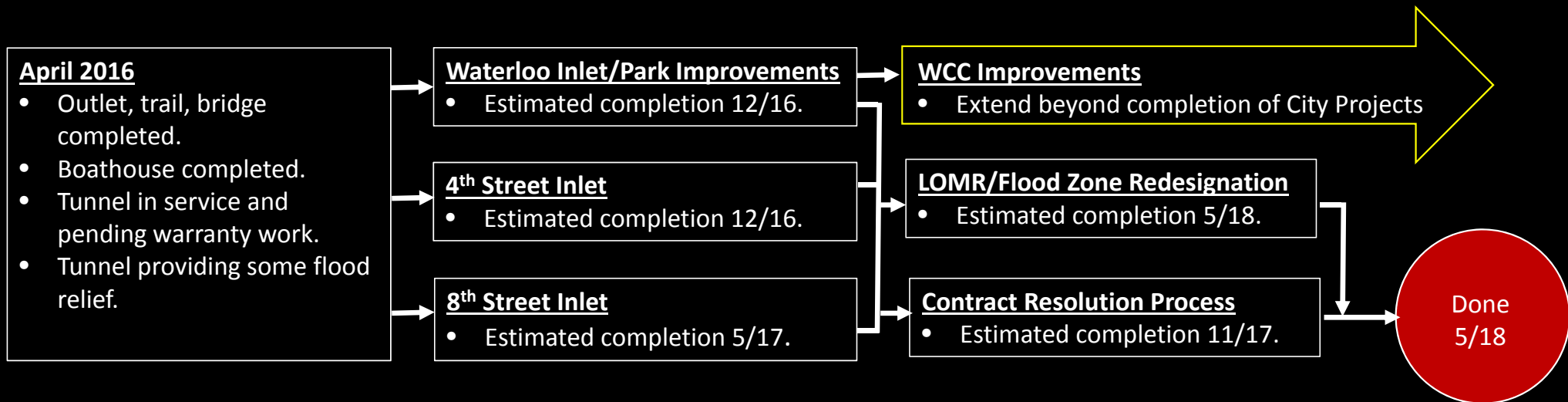
Design and Professional Services

- JV is providing reduced construction phase services with staff assuming some design responsibilities.
- A contract with design JV to prepare a Letter of Map Revision (LOMR), which will officially change the limits of the FEMA 100-year flood plain has been executed. This task is critical in final project completion. However, the LOMR cannot be submitted to FEMA until the 8th Street Inlet is completed.
- Staff is monitoring functionality of the inlet and screen structure in passing the design storm as construction progresses.

Design and Professional Services

- City is pursuing settlement with the JV to address the following elements:
 - Design errors at the outlet leading to additional dewatering costs.
 - Design errors on the 4th and 8th Street Inlets resulting in project delays.
 - Design errors on the inlet due to CVC resulting in delays, rework, and other costs.
 - Additional effort required by the City due to delays, rework, and assumption of some design issues.
- The City intends to substantially recover its additional costs through the disputes resolution process.

Summary Project Schedule



Construction RCAs Before Council

- Authorize additional contingency for the construction contract with SJ LOUIS CONSTRUCTION OF TEXAS for the Waller Creek Tunnel Main Tunnel & 4th Street Creek Side Inlet project in the amount of \$500,000 for a total contract amount not to exceed \$50,383,775.93.
- Authorize additional contingency for the construction contract with OSCAR RENDA CONTRACTING for the Waller Creek Tunnel 8th Street Creek Side Inlet Facility project in the amount of \$1,500,000 for a total contract amount not to exceed \$6,974,052.
- Authorize additional contingency for the construction contract with OSCAR RENDA CONTRACTING for the Waller Creek Inlet Facility at Waterloo Park project in the amount of \$5,000,000, for a total contract amount not to exceed \$39,781,250.

NOTE: Funding request (\$7.5M) provides an additional \$500,000 over sum of contract changes (\$7.0M) for contingency.

Related RCAs Before Council

- Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a temporary construction easement, totaling approximately 14,458 square feet, for the Waller Creek Tunnel Project, located at 701-703 E 9th Street, City of Austin, Travis County, from ASHLAND EQUITIES COMPANY, LLC, A NEW YORK LIMITED LIABILITY COMPANY, in an amount not to exceed \$119,221 (District 9)
- Authorize the use of the Competitive Sealed Proposal method for solicitation of maintenance, inspection, warranty, and construction work consisting of dewatering, providing access, and removal of sedimentation in support of the Waller Creek Tunnel Project.
- Approve an ordinance amending the Fiscal Year 2015-2016 Watershed Protection Department Capital Budget (Ordinance No. 20150908-002) to increase appropriations by \$7,500,000 for the Waller Creek Tunnel Project.
- Approve a resolution declaring the City of Austin's official intent to reimburse itself from Certificates of Obligation to be issued for expenditures in the total amount of \$7,500,000.

NOTE: Funding request (\$7.5M) provides an additional \$500,000 over sum of contract changes (\$7.0M) for contingency.

Summary

- Work is progressing toward completion of a successful project.
- City staff has been diligent in ensuring the delivery of a quality product.
- The City is working collaboratively with the design JV to address responsibility for additional costs.
- The City expects to substantially recover the additional funding requested to complete the project.
- Approval of the RCAs is necessary to keep the project on track.